



Case Number **ZC-17-216**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 9, 2018

**Council District** 3

**Zoning Commission Recommendation:**

Approval by a vote of 7-0

**Opposition:** None submitted

**Support:** None submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** **City of Fort Worth Park and Recreation Department**

**Site Location:** 5220 – 5276 (evens) Bryant Irvin Rd and 7900-8020 (evens) Oakmont Boulevard  
Mapsc0: 88PT

**Proposed Use:** **City Park**

**Request:** From: "R1" Zero Lot Line/Cluster Residential and "C" Medium Density Multifamily

To: "A-43" One-Family

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The rezoning proposal is for an existing City of Fort Worth park. Council Member Byrd requested a review of all lots in his district zoned multifamily but containing non-multifamily uses. This City of Fort Worth parks facility is allowed by right in any zoning district, and the Parks Department has submitted a rezoning request.

**Site Information:**

Applicant: City of Fort Worth Water Department  
200 Texas Street  
Fort Worth, TX 76102

Owner: same

Acreage: 31.58 ac.  
Comprehensive Plan Sector: Wedgwood

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / Single family uses  
East "C" Medium Density Multifamily / Multifamily complexes  
South "E" Neighborhood Commercial and "PD 652" Planned Development for R2 uses / Townhouses, commercial building, and vacant land  
West "A-5" One-Family and "R1" Zero Lot Line/Cluster Residential / Single family uses

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-05-124, south of subject, from F to PD for R2 uses, approved.

Platting History: Residential use south of subject, Bellaire Village PP-05-064.

***Transportation/Access***

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oakmont Boulevard	Collector	Collector	No

***Public Notification:***

The following Neighborhood Associations were notified:

Meadows West HA	Streams and Valleys Inc
Crowley ISD	Mira Vista HOA
Fort Worth League of Neighborhood Association	Bellaire Park North HA
Trinity Habitat for Humanity	Fort Worth ISD
	District 6 Alliance

***Development Impact Analysis:***

1. **Land Use Compatibility**

Based on retaining an established lower intensity parkland use and removing multifamily zoned land from an area not anticipated for increased density, the proposed zoning **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the site as public open space. Although the park is not anticipated to cease use as a City park, the acreage would allow approximately 150 smaller "A-5" One-Family sized lots. The proposed zoning conforms to the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Support zoning changes that reduce the amount of vacant land zoned for multifamily residential development outside of designated growth centers, urban villages, and transit-oriented developments.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2017 Comprehensive Plan.

***Attachments:***

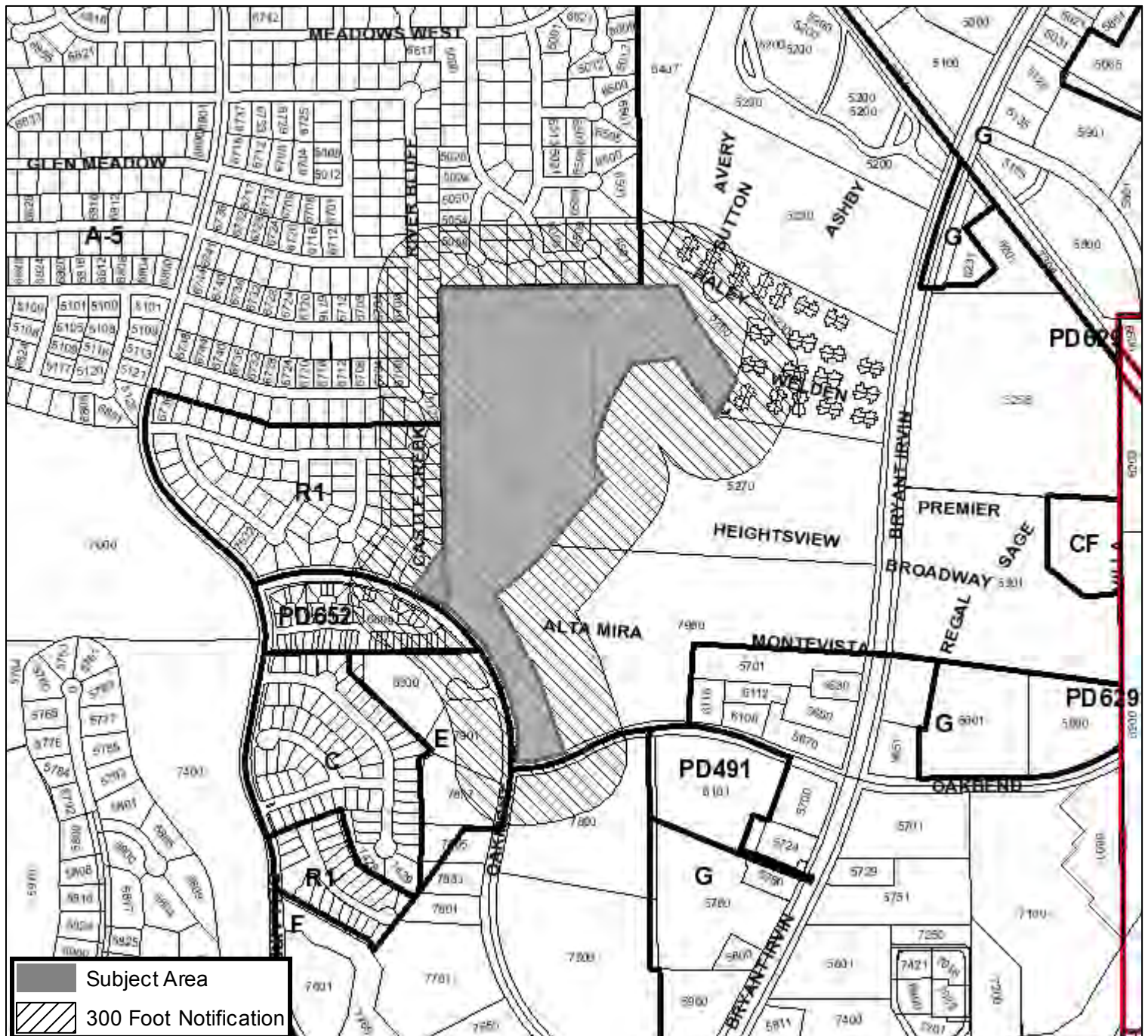
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



ZC-17-216

## Area Zoning Map

Applicant: City of Fort Worth Parks Department  
Address: 5220 – 5276 (evens) Bryant Irvin Rd and 7900-8020 (evens) Oakmont Boulevard  
Zoning From: R1, C  
Zoning To: A-43  
Acres: 31.15760508  
Mapsc0: 88PT  
Sector/District: Wedgwood  
Commission Date: 12/13/2017  
Contact: 817-392-8190



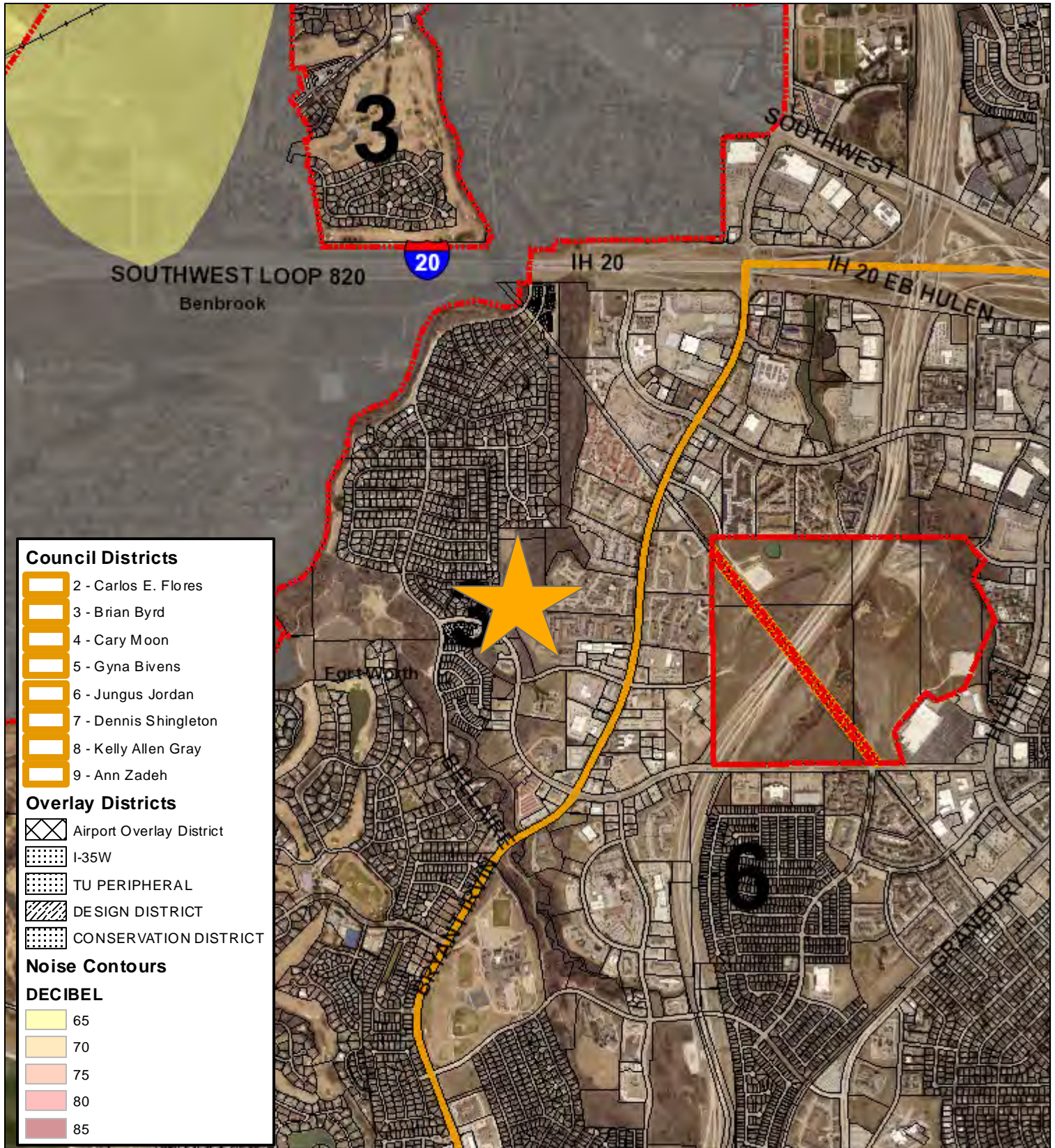
0 335 670 1,340 Feet

Created: 11/20/2017 11:14:41 AM



ZC-17-216

## Area Map

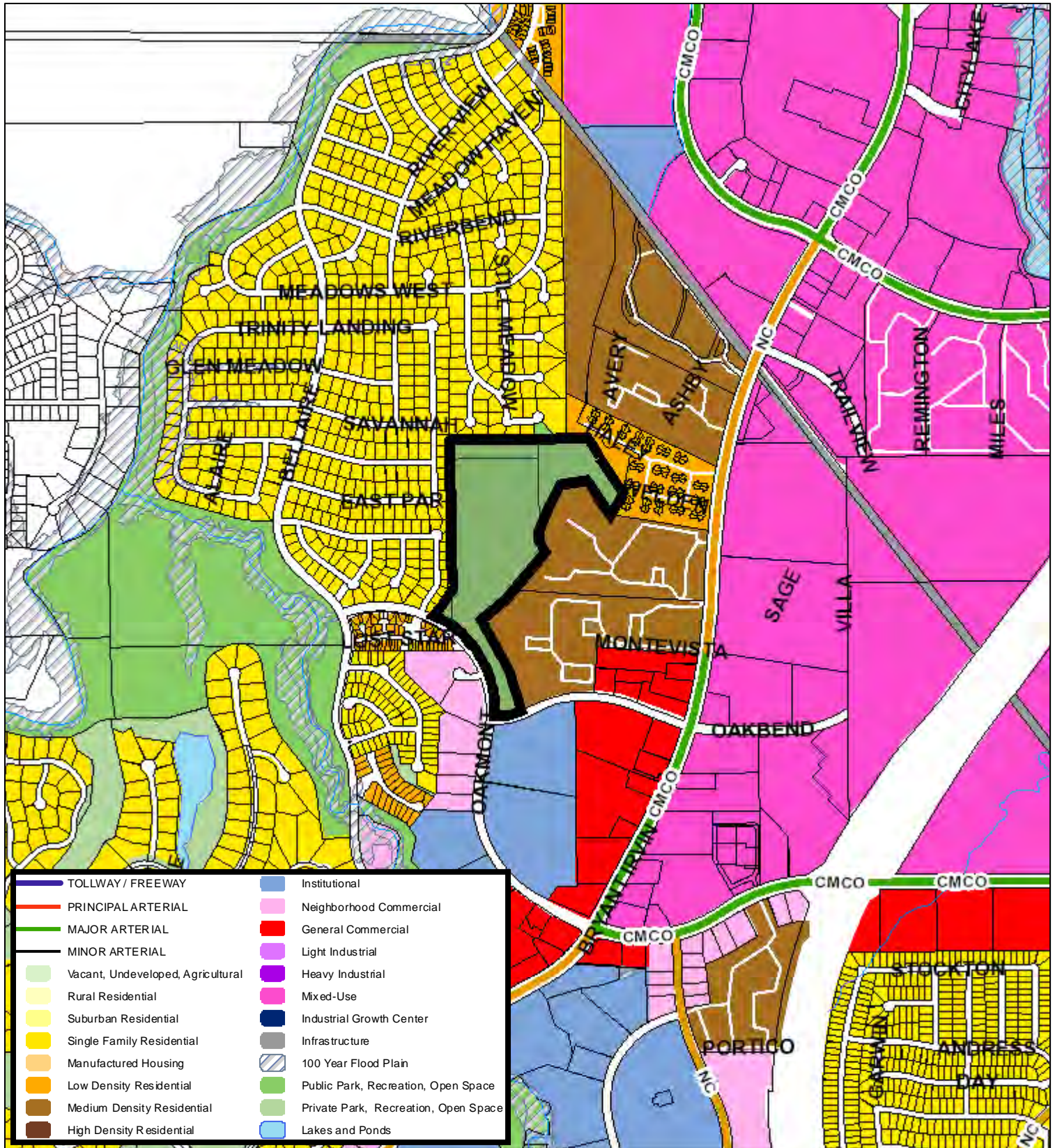


0 1,000 2,000 4,000 Feet



ZC-17-216

## Future Land Use



1,000 500 0 1,000 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.





**20. ZC-17-215 City of Fort Worth Property Management (CD 3) – 9015 N Normandale St (Western Hills Addition Sec III-VIII, Lot A2, Block 78R1, 2.46 ac.) From: “CR” Low Density Multifamily To: “A-43” Single Family**

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district.

Vince Anderson, 2912 Softwind Trail, spoke to the commission order to gain clarification regarding the zoning change.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-215
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Vince Anderson	2912 Softwind Trail	In		Opposition	Came to speak and understand the change

**21. ZC-17-216 City of Fort Worth Parks and Recreation Services (CD 3) – 5520-5276 (evens) Bryant Irvin Rd and 7900-8020 (evens) Oakmont Blvd (Bellaire Park North Lot 2, Block 13; John Heath Survey Abstract No. 641; John Watson Survey Abstract No. 1666; Nathan Proctor Survey Abstract No. 1230, 31.15 ac.) From: “R1” Zero Lot Line/Cluster and “C” Medium Density Multifamily To: “A-43” Single Family**

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district.

Judith Keller, 5105 River Bluff Dr, spoke to the commission order to gain clarification regarding the zoning change.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Buchanan. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-216
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Judith Keller	5105 River Bluff Dr	In		Opposition	Came to speak and understand the change
Ray & Patricia Keck	6700 Clear Spring Dr	In	Support		Sent letter